

Planning \$	<u>20</u>
TCP \$	<u>42,269</u>
Drainage \$	<u>2,446</u>
SIF \$	<u>N/A</u>

**LANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.	
FILE #	<u>SPR 2007-083</u>

\$44,715.

Building Address 2502 HIGHWAY 6 & 50  
Parcel No. 2945-103-00-154  
Subdivision RIVERSIDE CROSSING  
Filing 2 Block 1 Lot 1

Multifamily Only:  
No. of Existing Units - No. Proposed -  
Sq. Ft. of Existing 0 Sq. Ft. Proposed 17,243<sup>4</sup>  
Sq. Ft. of Lot / Parcel 2.01 ACRES / 87,704 SF  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 0 / 1.65 ACRES OR 71,786 SF

**OWNER INFORMATION:**

Name WTN CoEX III, LLC.  
Address 3501 SW FAIRLAWN ROAD, STE 200  
City / State / Zip TOPEKA, KS, 66614

DESCRIPTION OF WORK & INTENDED USE: 13,133 <sup>high volume retail</sup>  
 Remodel  Addition 4,110 <sup>4 - Union Bldg</sup>  
 Change of Use (\*Specify uses below)  
 Other: MAJOR SITE PLAN

**APPLICANT INFORMATION:**

Name GULF COAST COMMERCIAL  
Address 3120 ROGEBDALE ROAD, STE 150  
City / State / Zip HOUSTON, TX 77042  
Telephone 281-657-5645

\* FOR CHANGE OF USE:  
\*Existing Use: Vacant  
\*Proposed Use: Retail  
Estimated Remodeling Cost \$ N/A  
Current Fair Market Value of Structure \$ 0

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>C-2</u>	Maximum coverage of lot by structures <u>FAR 2.0</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>X</u> NO <u>  </u>
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>per plans signed 6/18/07</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u>  </u>
Voting District <u>  </u>	Ingress / Egress Location Approval <u>  </u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 2/14/2007  
Department Approval [Signature] Date 6/18/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20385</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/19/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)